

IN RE: PETITION FOR VARIANCE  
N/S Bird River Road, 1900' E  
of the c/l of Reames Road  
(10200 Bird River Road)  
15th Election District  
5th Councilmanic District

Gloria Neil  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-479-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 10200 Bird River Road, located in the vicinity of Vincent Road in Middle River. The Petition was filed by the owner of the property, Gloria Neil. The Petitioner seeks relief from Sections 1A02.3.B.3, 1A02.3.B.4 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a diametral dimension of 110 feet in lieu of the required 150 feet, a side setback of 19 feet in lieu of the required 25 feet, and approval of the subject property as an undersized lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Gloria Neil, property owner, and John Gross, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.0412 acres, more or less, zoned R.C.3, and is improved with a small, single family dwelling which has existed on the property for many years. The Petitioner is desirous of razing the existing dwelling, which is beyond renovation, and constructing a new single family home in accordance with that set forth on Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING

Date

By

Because the zoning classification of this property has changed since the time the original house was built, the requested variance is necessary in order to proceed with the proposed improvements. There being no adverse comments from any Baltimore County reviewing agency, nor any opposition from any adjoining property owner, I am persuaded to grant the variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance


ORDER RECEIVED OF PLANNING  
6/17/79  
Date  
By

requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of June, 1997 that the Petition for Variance seeking relief from Sections 1A02.3.B.3, 1A02.3.B.4 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a diametral dimension of 110 feet in lieu of the required 150 feet, a side setback of 19 feet in lieu of the required 25 feet, and approval of the subject property as an undersized lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/17/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

June 17, 1997

Ms. Gloria A. Neil  
10200 Bird River Road  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
N/S Bird River Road, 1900' E of the c/l of Reames Road  
(10200 Bird River Road)  
15th Election District - 5th Councilmanic District  
Gloria Neil - Petitioner  
Case No. 97-479-A

Dear Ms. Neil:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case Files



RE: PETITION FOR VARIANCE

10200 Bird River Road, N/S Bird River Rd,  
1900' E of c/l Reams Road  
15th Election District, 5th Councilmanic

Gloria Neil

Petitioner

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NOS. 97-479-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Gloria Neil, 10200 Bird River Road, Baltimore, MD 21220, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



# Petition for Variance

#479

to the Zoning Commissioner of Baltimore County

for the property located at #10200 Bird River Rd.

which is presently zoned RC-3

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A02.3.B.3, 1A02.3.B.4, & 304 to permit a 110' diametral dimension in lieu of 150', a 19' side setback in lieu of 25', and approve an undersized lot as determined by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Gloria Ann Neil

(Type or Print Name)

Gloria Ann Neil

Signature

10200 Bird River Rd.

Address

Beth Md 21220

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Gloria Neil

(Type or Print Name)

Gloria Ann Neil

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MTA

DATE

4/25/97

Printed with Soybean Ink  
on Recycled Paper



ORDER RECEIVED FOR FILING

Date

By

Zoning description for Bird River Road

Beginning at a Point on the North side  
 Bird River Rd. which is 40' wide at the  
 distance of 1900' East of the Center line of  
 Reames Rd, which is 40' wide thence  
 going the 4 following ~~and~~ courses

|                  |         |           |
|------------------|---------|-----------|
| S. 50° 16' 26" W | 110.00' |           |
| N. 35° 11' 34" W | 412.30  |           |
| N. 50° 16' 26" E | 110.00  |           |
| S. 35° 11' 34" E | 412.30  | To P.O.L. |

Containing 1.0412 ac. also known as  
 #10200 Bird River Rd. and located  
 in the 15th election district 5th Council  
 district

as recorded in deed:

Liberty 4674 Folio 416

# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-479-A  
18298 Birch River Road  
N.W. First River Road - 1997  
14 of 14 Hearing Board

15th Election District  
5th Councilmember  
Legal Owner(s):  
Elmer McEl

Variance: to permit a 110 foot diametrical dimension in lieu of 150 feet, a 19 foot side setback in lieu of 25 feet, and approve an undersized lot.  
Hearing: Thursday, June 5, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/289 May 15 C143599

TOWSON, MD.,

5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

*A. Henrickson*

LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

034528

DATE 4/25/97 ACCOUNT 01-615

Item: 479

By: mjk

AMOUNT \$ 50.00

RECEIVED FROM: Neil Gloria - 10200 Bird River Rd.

FOR: 010- Res. Ver. ——— # 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Sincerely,

Patrick M. O'Keele 5/23/97  
(Signature of Sign Power and Date)

Patrick M. O'Keele

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

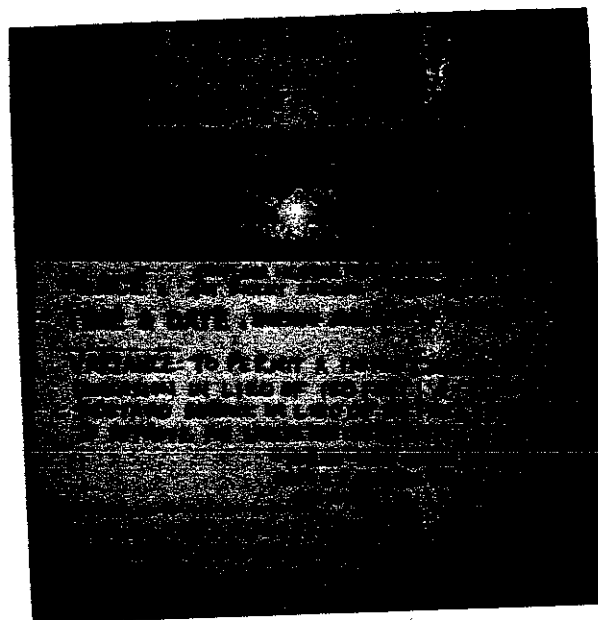
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page (410) 646 835

9-96  
part two



97-479-A  
#10200 BIRD RIVER ROAD  
GLORIA NEIL PROP.

H-6/5/97

P-5/19/97



Baltimore County  
Department of Permits and  
Development Management

# 479

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 479

Petitioner: Gloria Neil

Location: 10200 Bird River Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: x Gloria Neil

ADDRESS: x 10200 Bird River

Balto. MD 21220

PHONE NUMBER: x 410-335-8179

AJ:ggs

(Revised 09/24/96)

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_


OWNER: \_\_\_\_\_

North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_

 North  
Vicinity Map  
Scale: 1" = 1000'

## LOCATION INFORMATION

Location District \_\_\_\_\_

Condominium District \_\_\_\_\_

1" = 200' scale map \_\_\_\_\_

Zoning \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_

square feet \_\_\_\_\_

public private  
SEWER: ☐ ☐  
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no  
Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

# 479

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

97.479

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: a variance to permit a 110' diametral  
dimension in lieu of 150', a 19' side setback in lieu  
of 25', and approve an undersized lot as determined  
by the Zoning Commission.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUMENT PUBLISHING COMPANY  
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Gloria Neil  
10200 Bird River Road  
Baltimore, Maryland 21220  
410-335-8179

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#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-479-A  
10200 Bird River Road  
N/S Bird River Road, 1900' E of c/l Reams Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Gloria Neil

Variance to permit a 110 foot diametral dimension in lieu of 150 feet, a 19 foot side setback in lieu of 25 feet; and approve an undersized lot.

HEARING: THURSDAY, JUNE 5, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-479-A  
10200 Brid River Road  
N/S Bird River Road, 1900' E of c/l Reams Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Gloria Neil

Variance to permit a 110 foot diametral dimension in lieu of 150 feet, a 19 foot side setback in lieu of 25 feet; and approve an undersized lot.

HEARING: THURSDAY, JUNE 5, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Gloria Neil

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 22, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1997

Ms. Gloria Neil  
10200 Bird River Road  
Baltimore, MD 21220

RE: Item No.: 479  
Case No.: 97-479-A  
Petitioner: Gloria Neil

Dear Ms. Neil:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5.6.97  
Item No. 479 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



To: Arnold L. Jablon

Date **May 15, 1997**

From: R. Bruce Seeley *RBS/gp*

Subject: Zoning Item # **479** Project Name **10200 BIRD RIVER ROAD**  
Address:

Zoning Advisory Committee Meeting of **May 5, 1997**

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.

- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

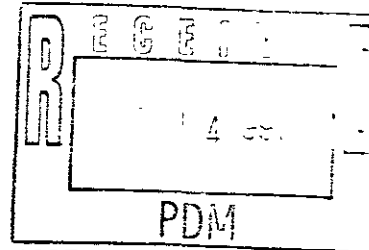
Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

- ✓ GROUND WATER MANAGEMENT; An evaluation of the sewage disposal system must be performed prior to approval of Building Permit. Contact Ground Water Management at (410) 887-2762 for more information.
- 
- 
- 
- 
- 
- 
-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 464, 479 and 486

If there should be any questions or if this office can provide additional information,  
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kern*

AFK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

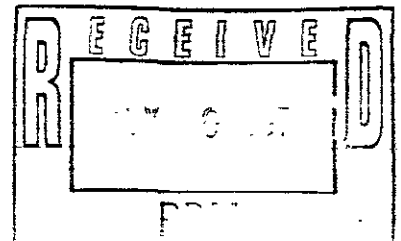
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

C. The Fire Marshall's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482,

483, 484, and 497.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 867-4881, MS-1102F  
out file



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

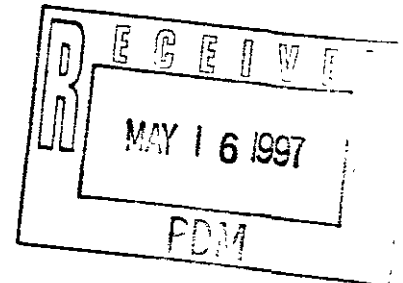
5/18/97  
8

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 14, 1997

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 12, 1997  
Item Nos. 462, 463, 464, 471, 473,  
474, 475, 477, 478, 479, 480, 482,  
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B \_\_\_\_\_  
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ Gloria Neal 10200 Bird River Rd. Balt. Md. 21220 335-8179  
Print Name of Applicant Address Telephone Number

☐ Lot Address 10200 Bird River Rd. Election District 15 Council District 5 Square Feet 45,355  
Lot Location NE S W / side / corner of Bird River Rd. 1900' feet from NE S W corner of Reames Rd.  
(street) (street)

Land Owner Gloria Neal Tax Account Number 15-14-101240

Address 10200 Bird River Rd. Telephone Number 410-335-8179  
Balt. Md. 21220

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

**PROVIDED?**

|   | YES        | NO       |
|---|------------|----------|
| 1. This Recommendation Form (3 copies)  | <u>/</u>   | <u>—</u> |
| 2. Permit Application   | <u>N/A</u> | <u>—</u> |
| 3. Site Plan  |            |          |
| Property (3 copies)   | <u>/</u>   | <u>—</u> |
| Topo Map (available in Rm 206 C.O.B.) (2 copies)<br>(please label site clearly) | <u>/</u>   | <u>—</u> |
| 4. Building Elevation Drawings  | <u>/</u>   | <u>—</u> |
| 5. Photographs (please label all photos clearly)                                |            |          |
| Adjoining Buildings   | <u>/</u>   | <u>—</u> |
| Surrounding Neighborhood  | <u>/</u>   | <u>—</u> |

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by MTA  
ZADM

Date 4/25/97

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

**RECOMMENDATIONS/COMMENTS:**



Approval



Disapproval

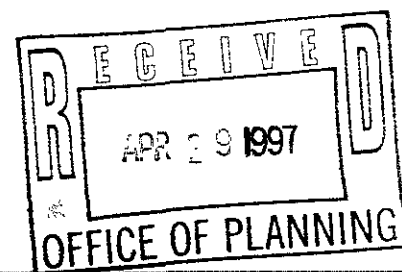


Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

Ervin McDaniel  
for the Director, Office of Planning & Zoning

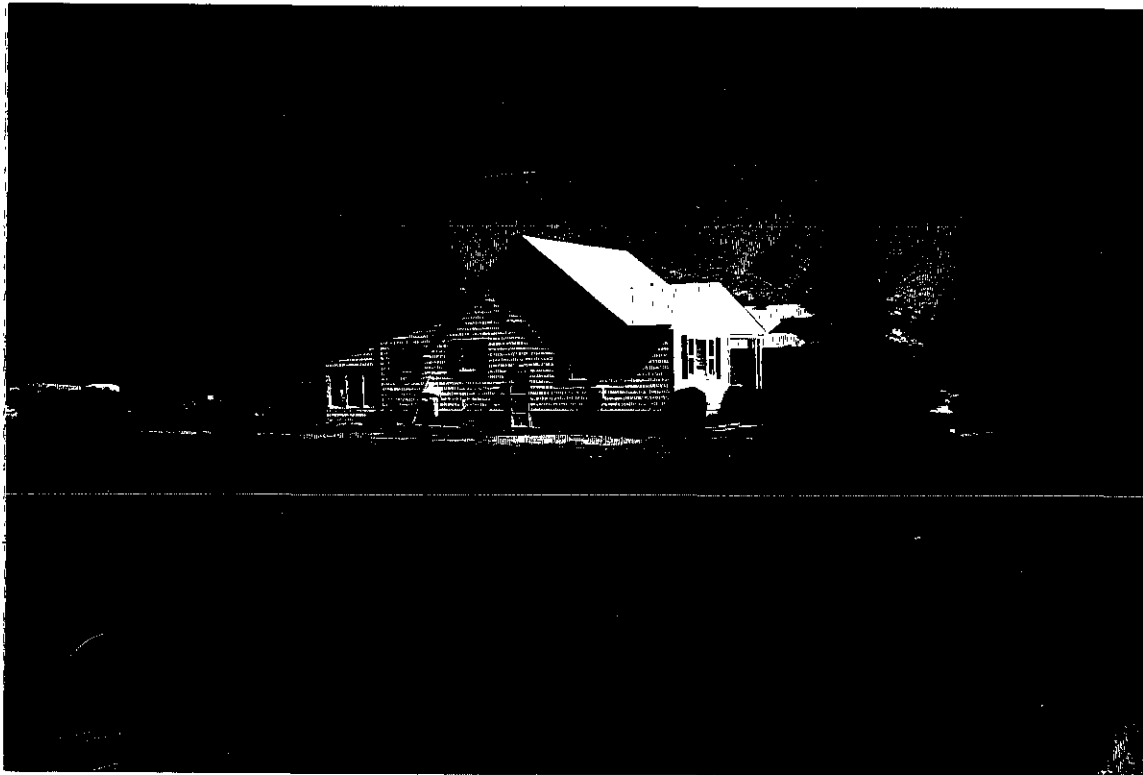
Date: May 2, 1997



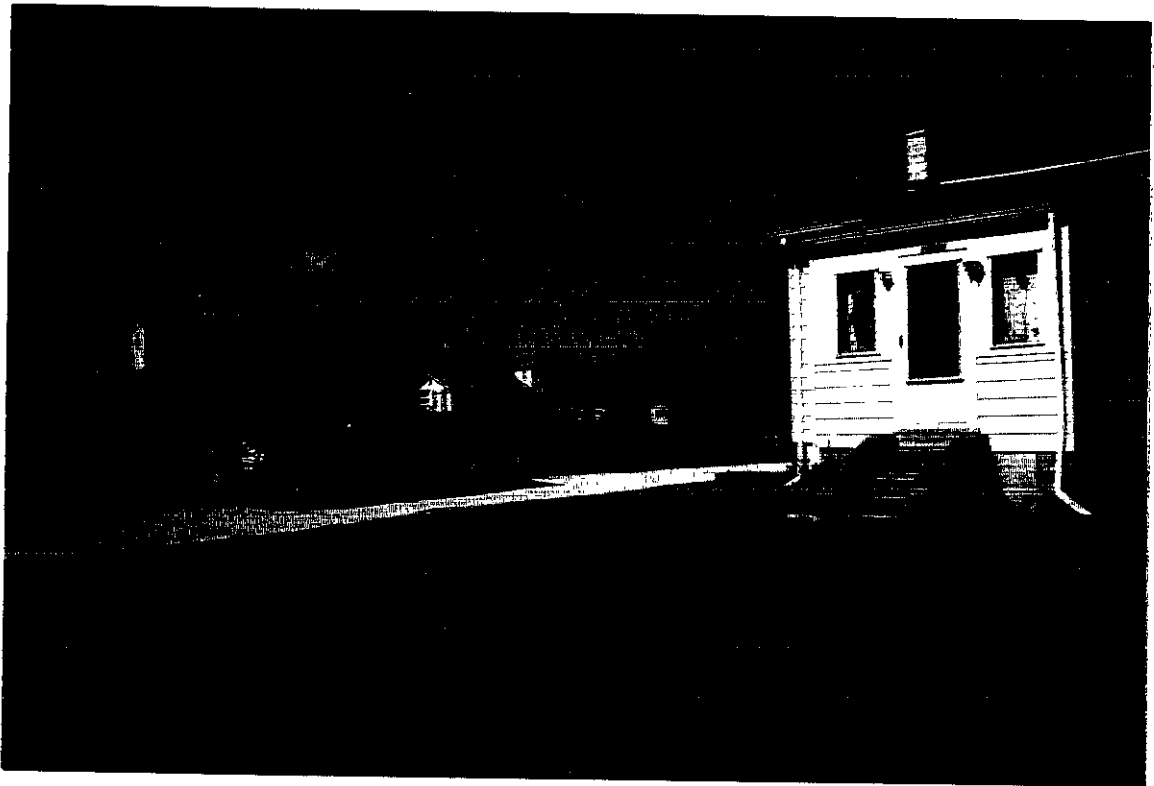
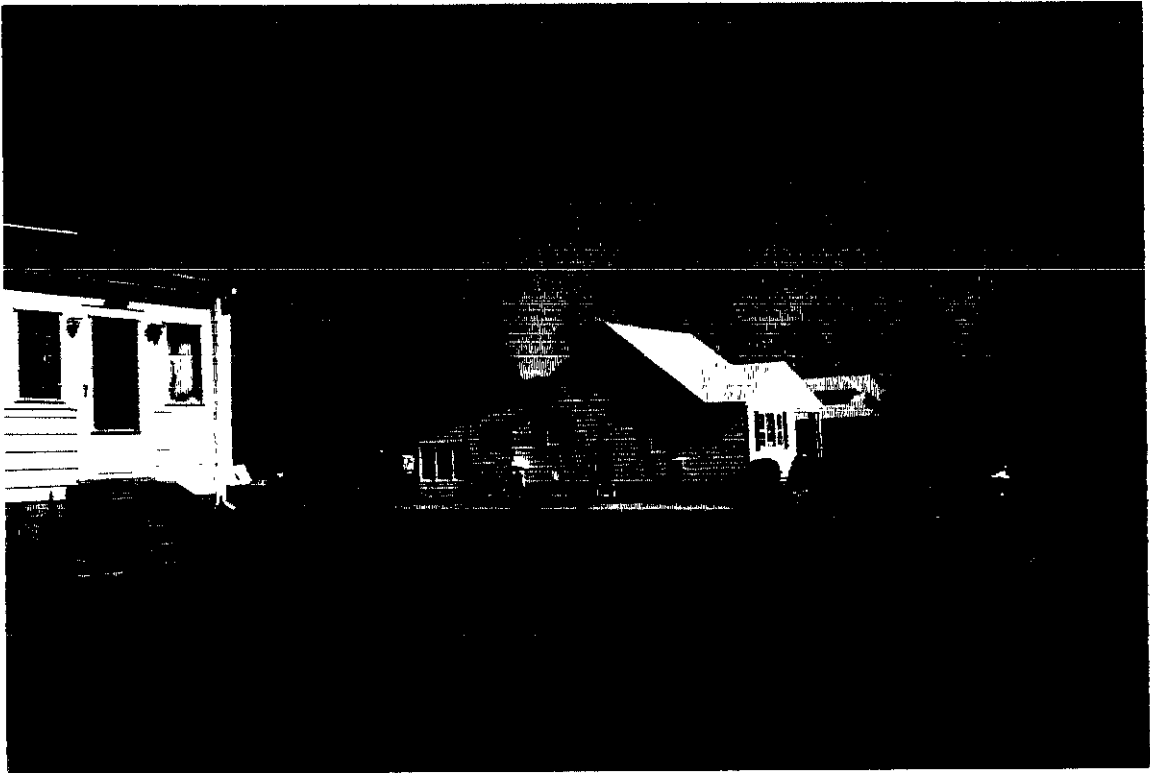
55004095

PETITIONER'S  
EXHIBIT 2

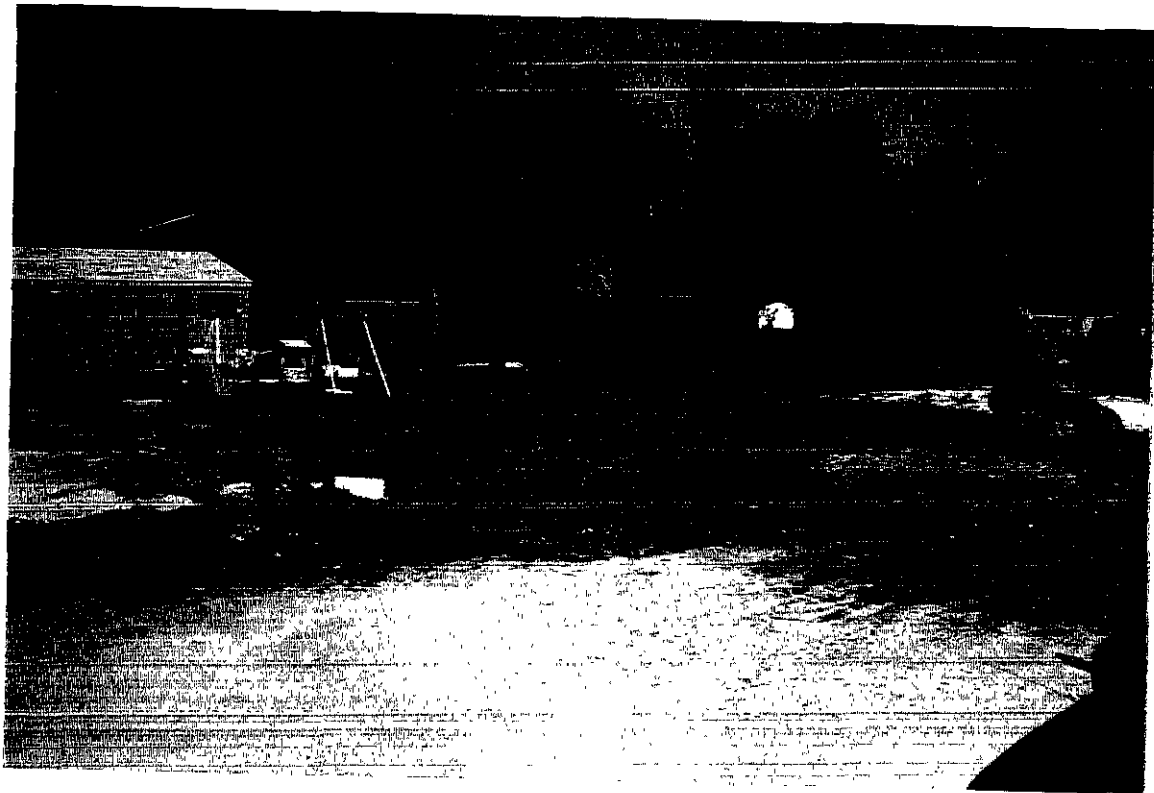
photograph 97-497-A

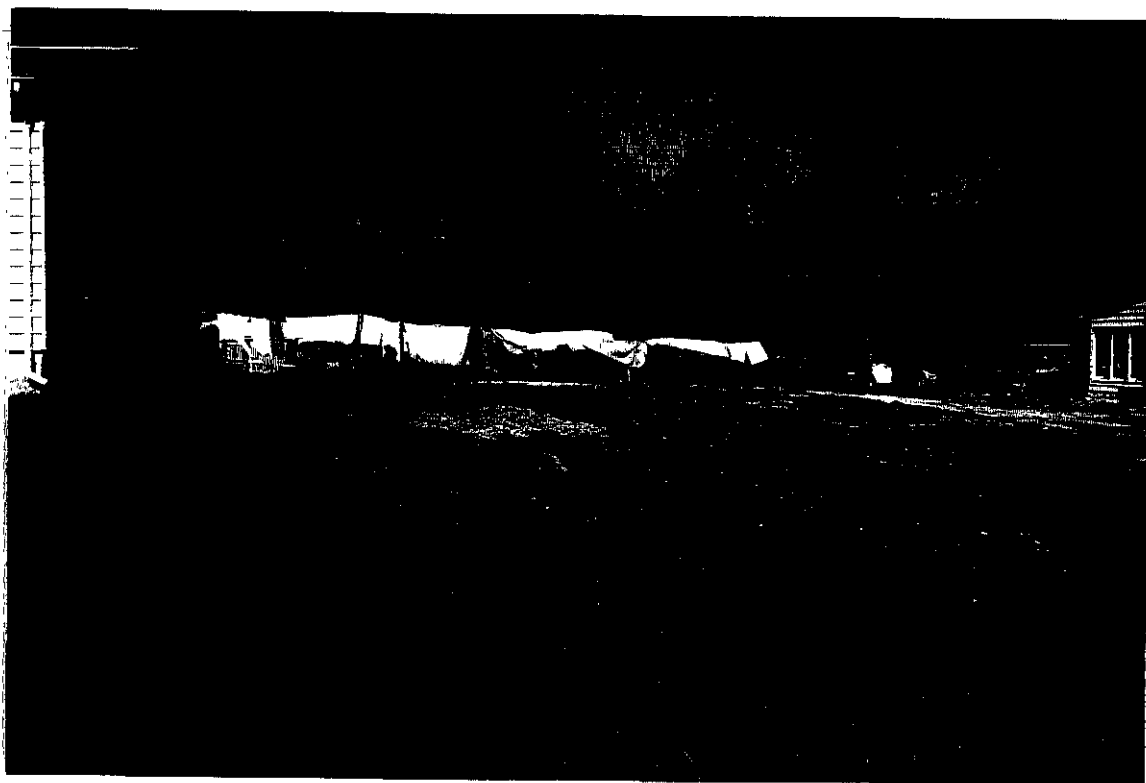












E51,000

D.R. 3.5

SILVER MAPLE CT

BUTTONWOOD

LA.

ASH CT

WHITE

D.R. 3.5

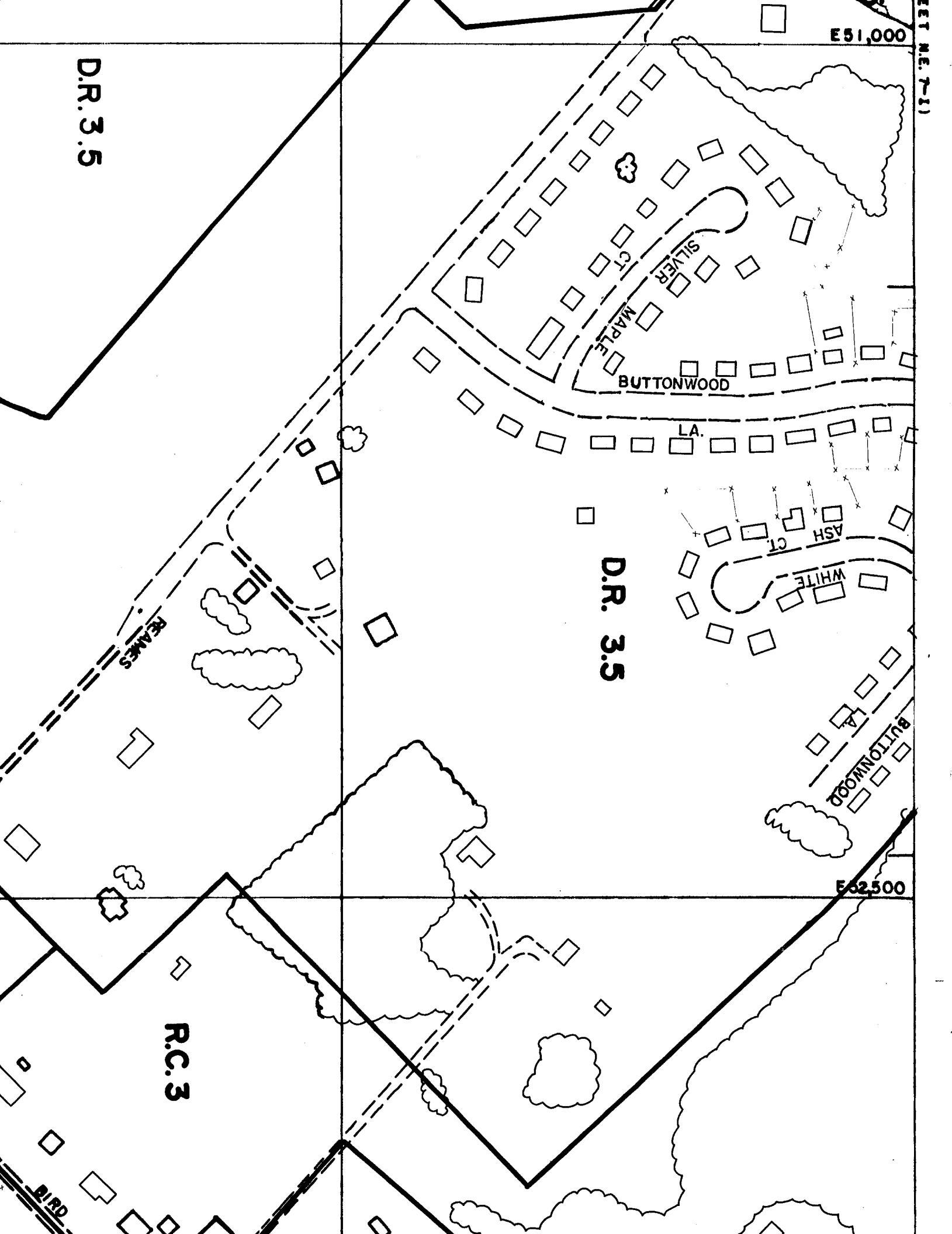
BUTTONWOOD

E52,500

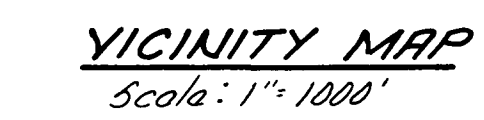
REAMES

R.C. 3

B.R.D.



4. Daad RaP: Liber 4674, Folio 416  
5. Setbacks:  
Sida = 25'  
Raor = 50'  
Front = 75' from E



Councilmanic District : 5  
Election District : 15  
1" = 200' Scale Map #\* NE 61 & 60'  
Zoning : RC3  
Lot Size 1.0412 Ac.± or 45,353 Sq. Ft.  
Sawar ☐ Public ☒ Private  
Wolter ☒ ☐  
Yes ☐ No ☒  
Chasopaska Bay Critical Area:  
Prior Zoning Hearings: None

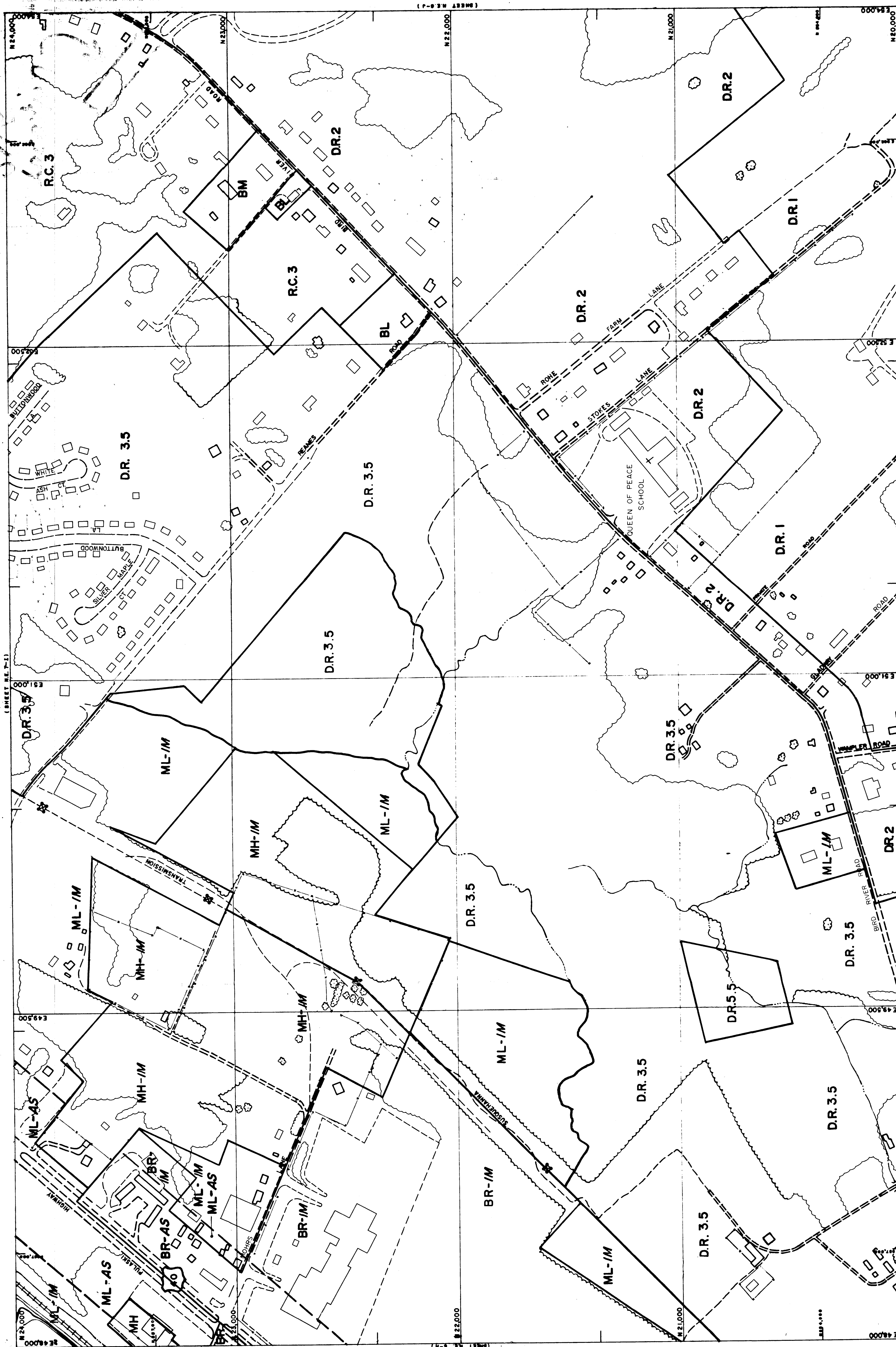
|              |         |         |
|--------------|---------|---------|
| Reviewed By: | Item #: | Cost #: |
| MTK          | 479     |         |

PETITIONER'S  
 EXHIBIT 1

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE

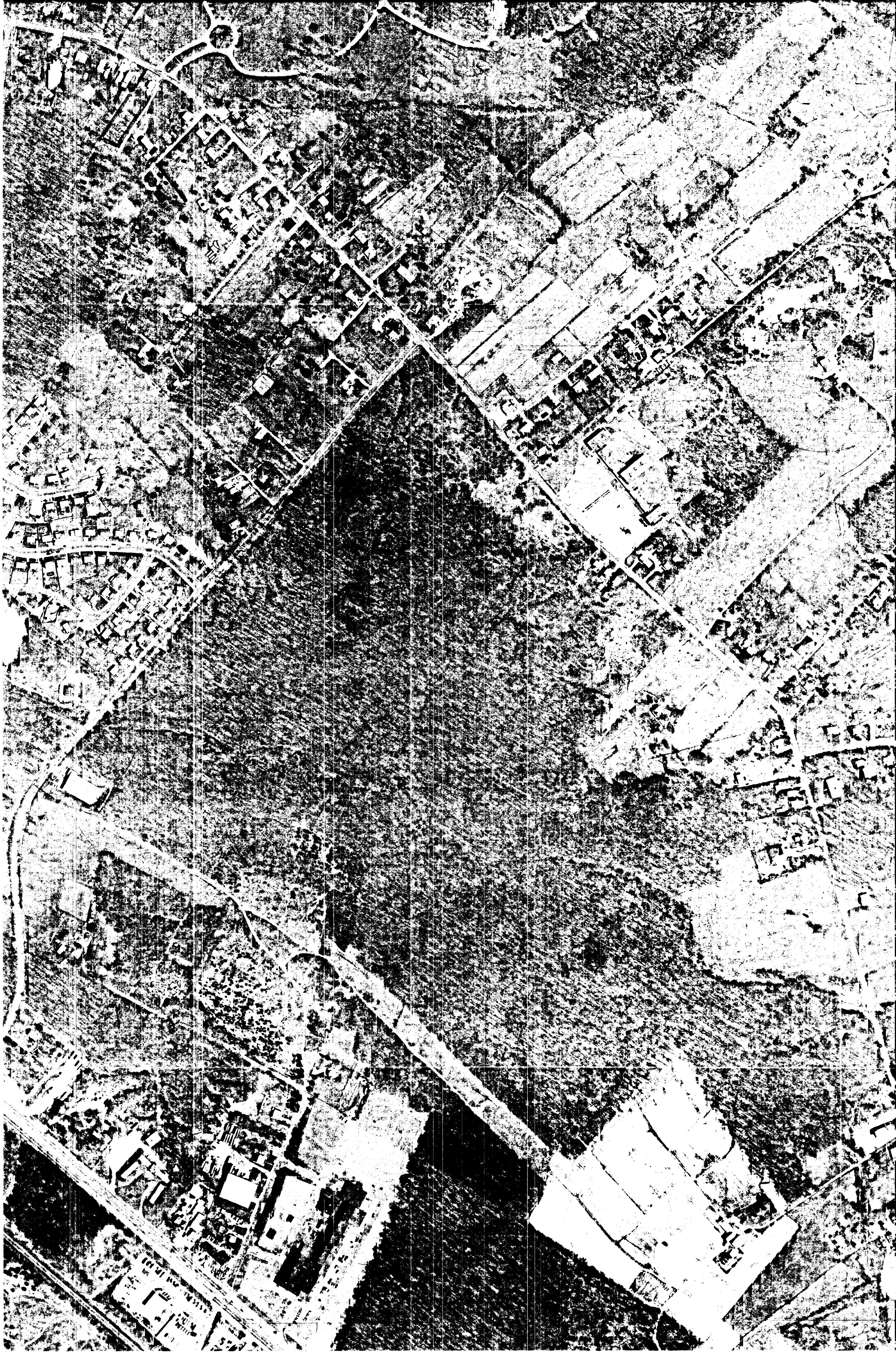
15<sup>TH</sup> Elect. Dist. - Baltimore County, Md  
Scale: 1" = 50' Date: April 1, 1997  
Council Dist. 5





|  |  |                                      |  |
|--|--|--------------------------------------|--|
| 1986 COMPREHENSIVE ZONING MAP<br>THE BALTIMORE CITY COUNCIL<br>437 CALVERT ST., 7TH FLOOR<br>BALTIMORE, MD. 21202-4376<br>410.526.1350 |  | (SHEET NO. 1-1)                      |  |
| M - SE<br>I - NE   |  | SCALE<br>1" = 200' ±                 |  |
| DATE OF PHOTOGRAPHY<br>JANUARY 1986  |  | LOCATION<br>MIDDLE RIVER<br>VICINITY |  |





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
MIDDLE RIVER  
VICINITY

SHEET  
N.E.  
6-1

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

Site



